

## **1237 N 21 St**

Owners: Bert and Betty Ann Gaines

### Details

**7/27/2009**- The single family home located at 1237 N 21 St was severely damaged by fire.

**7/28/2009**- The property was declared a dangerous building by the Building and Safety department and the property was posted with a notice and placard. The authority for this action is outlined in Chapter 20.04 of the Lincoln Municipal Code. A notice was also sent by certified mail to the owners of record, Bert and Betty Gaines. Bert Gaines signed for receipt of the notice on 8-4-2009.

**8/16/2009**- On the advise of the City Attorney, a notice of the dangerous building action was mailed to GMAC d.b.a. Ditech. GMAC was shown to have a financial interest that was recorded on the deed of this property. Building and Safety received a letter from GMAC on 10/16/2009 that notified the department that they no longer had any interest in this account as it had been paid in full. They further stated that the owner had full ownership of the property.

**8/28/2009**- The missing windows and doors of the property were boarded to secure the damaged structure because it had become an attractive nuisance. The owner had failed to secure the property.

**10/30/2009**- Building and Safety prepared and sent a referral to the City Attorney, asking that a complaint be filed in court to prosecute the owner for his failure to repair or demolish the structure.

**11/30/2009**- Due to an active investigation of the property by the Lincoln Police Department, the Building and Safety Department did not make any attempts to demolish the structure.

**4/20/2010-** The residence remained boarded and there were not any attempts made by the owner to repair or demolish the structure. There were not any contacts made to the Building and Safety Department by the owner of the property as to any plans to resolve the dangerous structure. Due to these facts, bids were taken for the demolition of the structure. The bid was awarded to Mid-Nebraska Grading on 5-13-2010.

**9/3/2010-** The invoice was approved for payment to Mid-Nebraska Grading for the demolition of the property located at 1237 N 21 St, in the amount of \$9130.00.

**Current-** The owner of this property has been charged with insurance fraud and a trial has been scheduled in March of 2011.



# CITY OF LINCOLN NEBRASKA

MAYOR CHRIS BEUTLER  
lincoln.ne.gov

Office of the City Clerk  
Finance Department  
Don Herz, Director  
555 South 10th Street  
Suite 103  
Lincoln, Nebraska 68508  
402-441-7436  
fax: 402-441-8325

February 7, 2011

Bert and Betty Ann Gaines  
1411 North 26<sup>th</sup> Street  
Lincoln, NE 68503

## CERTIFIED MAIL

Re: Unsafe Building Demolition Costs -1237 N 21<sup>st</sup> Street, Lincoln,  
Nebraska, legally described as: Yates-Thompsons Sub., L13  
Millers 24106, L 22, Lancaster County, Nebraska.

## TO THE OWNERS OF RECORD:

Notice is hereby given to the owners of record of the above-described property that on **Monday, February 28, 2011 at 5:30 p.m.** or as soon thereafter as possible, at the regular meeting of the City Council held in the Council Chambers, County-City Building, 555 South 10<sup>th</sup> Street in said City, the City Council will assess the cost of an unsafe building demolition in accordance with Section 20.04.051 of the Lincoln Municipal Code. The demolition cost to be assessed is \$9,130.00. Should you wish to appear before the City Council, Monday, February 28, 2011, 5:30 p.m. is the appropriate date and time.

Such assessment shall constitute a special assessment against and a lien upon the property as described and shall be paid in one annual installment and shall bear interest at the rate of 14% annually.

If you have any questions in regard to this proposed assessment, contact John Boies of the Building & Safety Department at 441-6429. If you wish to file an objection or protest thereto, please contact the office of the City Clerk by e-mail to [jross@lincoln.ne.gov](mailto:jross@lincoln.ne.gov) or by U.S. mail to City Clerk's Office, 555 South 10<sup>th</sup> Street, Room 103, Lincoln, NE 68508.

Sincerely,

Joan E. Ross, CMC  
City Clerk, Lincoln

cc: John Boies, Building & Safety  
Chris Connolly, City Attorney's Office  
copy sent by Regular U.S. Mail

**Advertise 1 time: Friday, February 18, 2011**

**NOTICE OF UNSAFE BUILDING  
BOARDING UP OF DANGEROUS BUILDING COSTS  
ASSESSMENTS**

Notice is hereby given that the Lincoln City Council has received the report from the Director of Building and Safety stating the cost which the City has incurred due to the demolition of unsafe buildings and will hold a public hearing at its meeting scheduled for Monday, February 28, 2011, at 5:30 p.m., in the City Council Chambers, County/City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, to hear and pass upon the report of any objections or protests thereto, and to specially assess such costs against the real estate upon which such building was located.

Any persons interested in or affected by the proposed assessment may file written protest of objections with the City Clerk at any time prior to the time set for hearing the report.

The real estate and costs as shown on the report are as follows:

OWNER OF RECORD	PROPERTY/LEGAL DESCRIPTION	TOTAL COST
Bert & Betty Ann Gaines	Yates-Thompsons Sub., L13, Millers 24106, L22, Lancaster County, Nebraska.	\$9,130.00

Joan E. Ross, CMC  
City Clerk

## **POSTING ON PROPERTY**

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Joan E. Ross, CMC  
City Clerk